

ON BEHALF OF NOTTINGHAM CITY HOMES

RESIDENTIAL INVESTMENT OPPORTUNITY

109 Forest Road West, Arboretum, Nottingham NG7 4ER



BUY!

FIVE SELF-CONTAINED, FULLY REFURBISHED FLATS IN MID TERRACED PROPERTY
FREEHOLD FOR SALE – FULLY LET

- Five, one bedroomed, self-contained flats
- Whole building refurbished in 2019
- Current gross rental income £44,400 per annum
- Close to Nottingham city centre, Nottingham NET tram and Nottingham Trent University City Campus



GUIDE PRICE
£525,000
FREEHOLD

Interested? Contact Nick Morgan 07384 896 501 nmorgan@heb.co.uk
Matthew Hilton 07971 910 268 mhilton@heb.co.uk

0115 950 6611

heb Chartered Surveyors | Apex Business Park | Ruddington Lane | Nottingham NG11 7DD

LOCATION:

The property is located on Forest Road West, approximately one mile northwest of Nottingham city centre, and approximately 0.4 miles northwest of Nottingham Trent University's city campus.

Within the area there is both a high proportion of private rented and student accommodation.

The property also sits adjacent to the NET tram network / stops, for easy access to Nottingham city centre and its wider conurbations, with the property additionally being adjacent to the Arboretum Park.

DESCRIPTION:

The property comprises a four storey Victorian terrace which has been converted into five, one-bedroom, self-contained flats.

The lower ground floor flat has its own self-contained entrance with the remaining flats being accessed via a communal staircase.

The property was fully refurbishment in 2019. Each flat provides for an open plan kitchen/living room, bedroom, bathroom/WC. The lower ground floor flat has a private garden area.

ACCOMMODATION / TENANCY SCHEDULE:

FLAT No.	FLOOR	RENT (PCM)	SQ M	SQ FT	EPC
1	Lower Ground	£875	85.7	922	C
2	Upper Ground	£770	47.8	515	C
3	First	£770	49.7	535	D
4	Second	£690	46.3	498	C
5	Third	£595	43.8	471	D
TOTAL			273.3	2,941	

TENURE:

The property is offered for sale on a freehold basis, there are no occupancy restrictions or unusual covenants.

Each flat is currently let subject to an Assured Shorthold Tenancy, details of each rent can be seen on the accommodation / tenancy schedule table.

The total current gross rental income is £44,400 per annum.

METHOD OF SALE:

The property is available by way of a private treaty sale.

PRICE:

The freehold is available to purchase at a guide price of:-

£525,000

VAT:

Vat is not applicable to the purchase price.

ANTI MONEY LAUNDERING:

To meet Anti-Money Laundering regulations, two forms of ID and confirmation of the source of funding will need to be provided by the successful purchaser.

VIEWINGS & FURTHER INFORMATION:

To view the property and for further information in respect of the sale, please contact the sole selling agents below.

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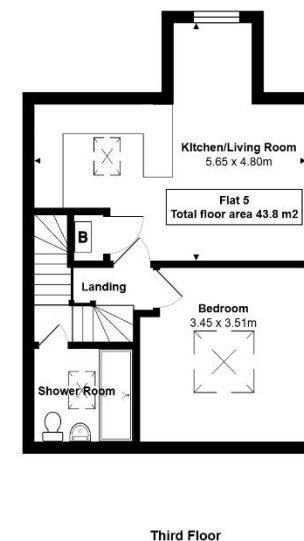
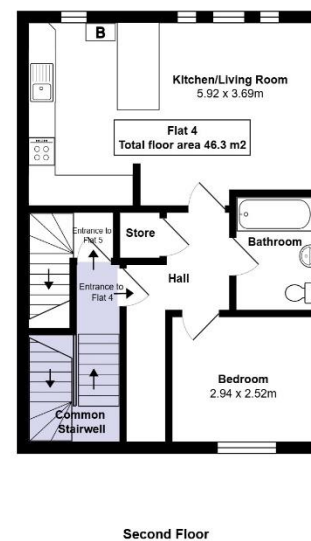
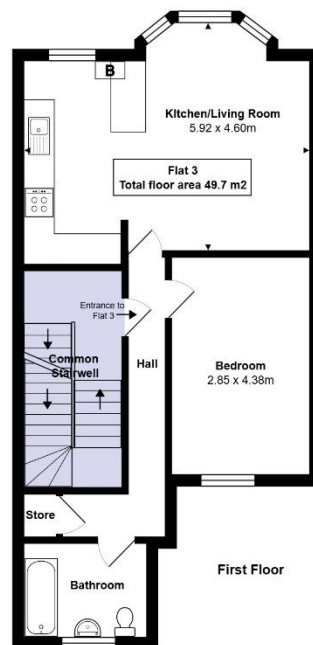
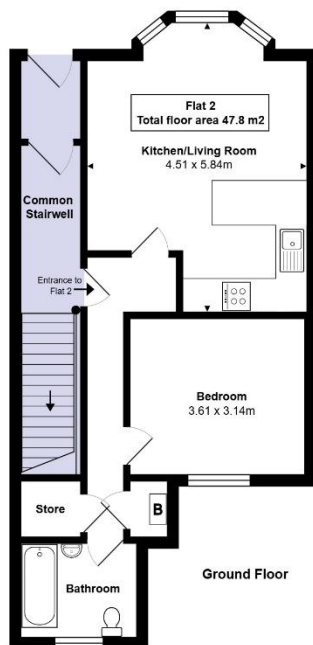
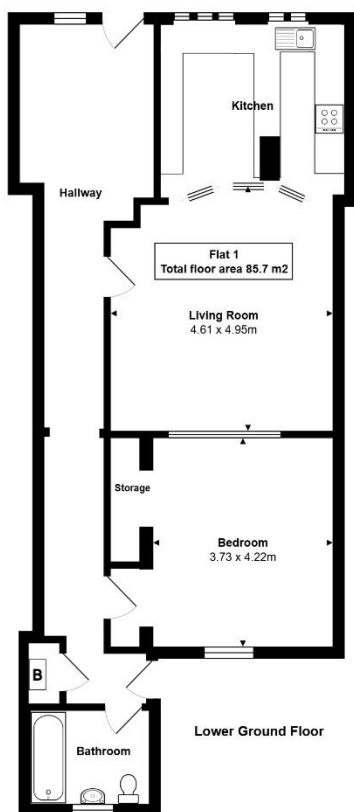
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MISREPRESENTATION ACT These particulars do not constitute part of an offer or contract. All descriptions, dimensions, reference to condition and necessary permission for use and occupation and other details contained herein are for general guidance only and prospective purchasers or tenants should not rely on them as statements or representations of fact and must satisfy themselves as to their accuracy. Neither HEB Surveyors, nor its employees or representatives have any authority to make or give any representation or warranty or enter into any contract in relation to the property. Rents quoted in these particulars may be subject to VAT in addition.

The reference to any mechanical or electrical equipment or other facilities at the property shall not constitute a representation (unless otherwise stated) as to its state or condition or that it is capable of fulfilling its intended function and prospective tenants/purchasers should satisfy themselves as to the fitness of such equipment for their requirements. Prices/rents quoted in these particulars may be subject to VAT in addition.

a) These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specifications attached to their contract.

b) We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard.